

113.0

0001

0024.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

667,100 / 667,100

USE VALUE:

667,100 / 667,100

ASSESSED:

667,100 / 667,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HEALEY BRIAN G	
Owner 2: DURANT LINDA E	
Owner 3:	

Street 1: 53 HUNTINGTON RD	
Street 2:	

Twn/Cty: ARLINGTON	
StProv: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: BILLINGSLEY JAMES M -	
Owner 2: BILLINGSLEY SARA S -	
Street 1: 53 HUNTINGTON RD	
Twn/Cty: ARLINGTON	
StProv: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6223	Sq. Ft.	Site			0	70.	0.97	6									424,685						424,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6223.000	242,400		424,700	667,100		71736
							GIS Ref
							GIS Ref
							Insp Date
							09/07/18

PREVIOUS ASSESSMENT								Parcel ID	113.0-0001-0024.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	242,400	0	6,223.	424,700	667,100		Year end	12/23/2021
2021	101	FV	235,200	0	6,223.	424,700	659,900		Year End Roll	12/10/2020
2020	101	FV	235,200	0	6,223.	424,700	659,900	659,900	Year End Roll	12/18/2019
2019	101	FV	203,300	0	6,223.	418,600	621,900	621,900	Year End Roll	1/3/2019
2018	101	FV	203,300	0	6,223.	321,500	524,800	524,800	Year End Roll	12/20/2017
2017	101	FV	203,300	0	6,223.	303,300	506,600	506,600	Year End Roll	1/3/2017
2016	101	FV	203,300	0	6,223.	279,100	482,400	482,400	Year End	1/4/2016
2015	101	FV	198,200	0	6,223.	260,900	459,100	459,100	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
BILLINGSLEY JAM	1307-16		8/22/2005			438,000	No	No									
TORREY STASIA	1139-38		3/29/1995			188,000	No	No	Y								

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
8/14/2018	1160	Redo Kit	50,916	C					9/7/2018	Meas/Inspect	CC	Chris C						
9/19/2013	1429	Redo Bat	14,200	C					5/13/2014	External Ins	PC	PHIL C						
4/14/2006	278	Re-Roof	3,150						1/23/2014	Info Fm Prmt	EMK	Ellen K						
6/10/1992	227	Manual	1,500						11/24/2008	Meas/Inspect	163	PATRIOT						
									11/30/2005	MLS	MM	Mary M						
									2/3/2000	Measured	263	PATRIOT						
									9/2/1993		TH							

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial				Full Bath: 1 Rating: Good	A Bath:														
Sty Ht: 2 - 2 Story				A 3/4 Bath:		Rating:													
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:													
Foundation: 2 - Conc. Block				1/2 Bath:		Rating:													
Frame: 1 - Wood				A HBth:		Rating:													
Prime Wall: 4 - Vinyl				OthrFix:		Rating:													
Sec Wall:		%																	
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1 Rating: Good	A Kits:			1st Res Grid	Desc: Line 1	# Units 1									
Color: WHITE				Fpl: 1 Rating: Average	WSFlue:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:								Other											
GENERAL INFORMATION				CONDOS INFORMATION				Upper											
Grade: C - Average								Lvl 2											
Year Blt: 1955	Eff Yr Blt:							Lvl 1											
Alt LUC:		Alt %:						Lower											
Jurisdct: G15		Fact: .						Totals	RMS: 6	BRs: 3	Baths: 1	HB							
Const Mod:								REMODELING				RES BREAKDOWN							
Lump Sum Adj:								Exterior:	No Unit	RMS	BRS	FL							
INTERIOR INFORMATION								Interior:	1	6	3	M							
Avg Ht/FL: STD								Additions:											
Prim Int Wal 1 - Drywall								Kitchen:											
Sec Int Wall:		%						Baths:											
Partition: T - Typical								Plumbing:											
Prim Floors: 3 - Hardwood								Electric:											
Sec Floors:		%						Heating:											
Bsmnt Flr: 12 - Concrete								General:											
Subfloor:								Totals				1	6	3					
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1																			
% Heated: 100		% AC:																	
Solar HW: NO	Central Vac: NO																		
% Com Wal		% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS								PARCEL ID 113.0-0001-0024.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	8X8	A	AV	2000		0.00	T	15.2	101						
More: N								Total Yard Items:				Total Special Features:				Total:			

23

SFL
FFL
BMT
(575)

25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	575	52.120	29,968						
FFL	First Floor	575	173.730	99,893						
SFL	Second Floor	575	173.730	99,893						

Net Sketched Area: 1,725 Total: 229,754

Size Ad	Gross Area	1725	FinArea	1150
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IMAGE

AssessPro Patriot Properties, Inc